



Single Tenant Retail/Flex

3800 W New Haven | Melbourne, FL 32904

16,826 SF Single-Tenant Building | For Lease | Retail / Flex

\$12.50/SF/YR + \$2.85/SF/YR NNN

PROPERTY HIGHLIGHTS

- 16,826 SF Single-Tenant Building
- 1.5-Acre Site (Per Survey)
- ~165 Feet of Frontage on US 192
- Traffic Counts: 34,209 Vehicles Daily
- Approximately One Mile to I-95
- High Visibility with Ample Parking
- Excellent Access to I-95
- Primary Commercial Corridor (US 192)
- Ideal for Retail, Showroom, Office, R&D
- Brick on Metal Construction

PROPERTY DESCRIPTION

Class "A" single tenant retail/flex building available for lease on Melbourne's primary commercial corridor, US 192. Excellent visibility, strong traffic counts, convenient access to I-95, and ideal for retail, showroom, office, or R&D flex users.

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3800 W New Haven, Melbourne, FL 32904

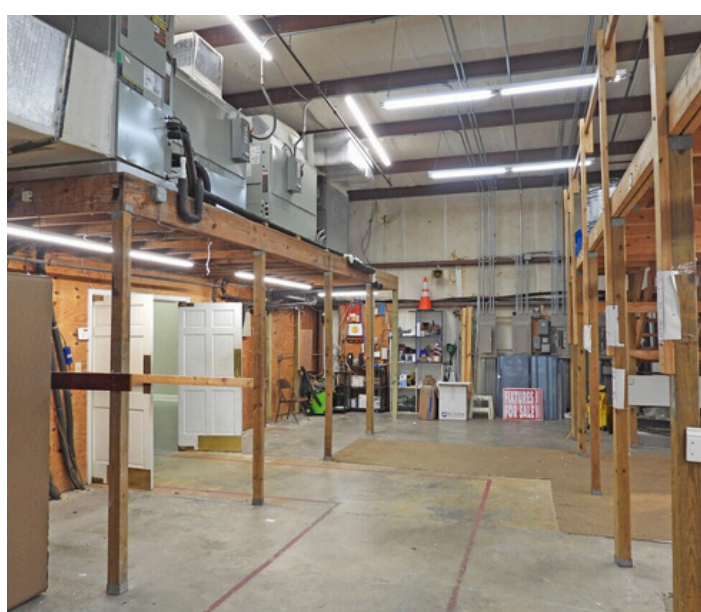


Radius	2025 Pop	2028 Pop	Annual Growth	Med. Age	Bachelor's+	Avg HH Income
1 Mile	6,142	6,307	0.5%	48.2	30%	\$94,862
3 Mile	37,155	39,095	1.0%	47	30%	\$85,080
5 Mile	124,588	129,325	0.8%	44.5	25%	\$72,128



INTERIOR & REAR LOADING SHOWCASE

3800 W New Haven, Melbourne, FL 32904



16,826 SF | \$12.50/SF/YR + \$2.85/SF/YR NNN

Retail • Showroom • Office • R&D Tech Flex

15' Rear Bay Door • Ample Parking • Fire Sprinkler • Brick Construction

• Excellent Visibility • Approx. 1 Mile to I-95

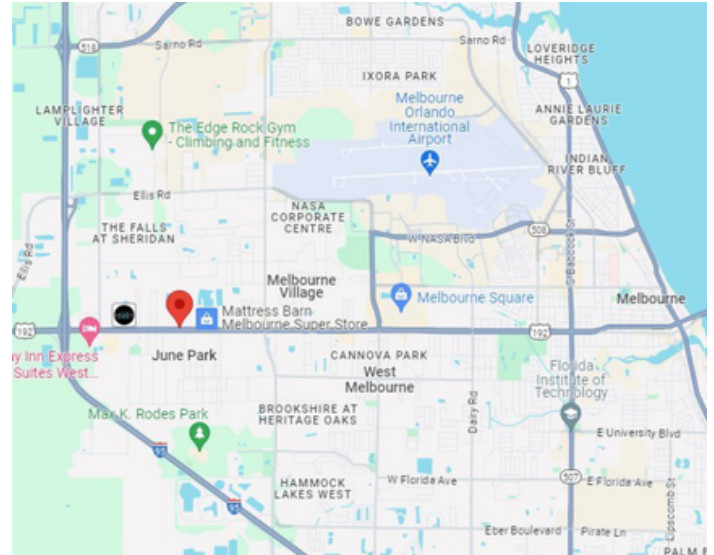


PROPERTY FEATURES

- Interior Showroom Spaces
- Warehouse Functionality
- Rear Loading Access (15 FT Bay Door)
- Flexible Office/Retail Use
- Ready for Tenant Occupancy

EXECUTIVE SUMMARY

Class "A" single tenant retail/flex building available for lease on Melbourne's primary commercial corridor, US 192. Excellent visibility, strong traffic counts, convenient access to I-95, and ideal for retail, showroom, office, or R&D flex users.



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Melbourne, FL 32904

CONTACT FOR LEASING INFORMATION



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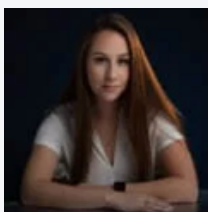
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**SCAN FOR FULL
PROPERTY DETAILS**



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